



**5 Calliswood Bottom, Erringden, Hebden Bridge, HX7 6PY**

**welcome to**

**5 Calliswood Bottom, Erringden, Hebden Bridge**

Briefly comprising of two bedrooms with an additional attic room, a family bathroom, kitchen, living room, and situated in an idyllic location between Hebden Bridge & Todmorden. An internal viewing is essential to fully appreciate the quality of accommodation on offer.



### **Kitchen/ Diner**

Having an open staircase to the first floor. There are matching wall and base units with wooden surfaces, Belfast style sink, free standing range cooker set with decorative tiled splash back. Space for under counter appliances. The floor is a continuation of the exposed stone flags, there is a window to the rear and an external rear door giving access to the garden area.

### **Living Room**

Enter into this room via the front door to the property. Having exposed stone flagged flooring, a lovely period fireplace housing a multi fuel stove, window to the front affording lovely views over the surrounding fields. A timber beamed archway gives access into the kitchen/diner.

### **Bedroom One**

A well presented master bedroom which sits to the front of the property and as such enjoys the far reaching views. Having two sets of built in wardrobes to the alcoves and being of double proportions.

### **Bedroom Two**

Presently being used as a home office but offering the space to be a single bedroom.

### **Family Bathroom**

A lovely house bathroom with exposed stonework to the walls and furnished with a three piece suite in white comprising bath with shower over, hand wash basin and w/c. There is a storage cupboard housing the boiler and a window to the front.

### **Attic Room**

A light and airy loft conversion (No building regs) with large velux windows, presently being used as an occasional bedroom.

### **Additional / External**

The property is accessed via the unadopted Callis Wood Bottom where there is plentiful parking available for residents. To the front of the property there is an area to sit out and to the rear of the property there is a tiered garden which has lots of further potential.



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## 5 Calliswood Bottom, Erringden, Hebden Bridge

- £190,000
- No Onward Chain
- Wonderful Views to Front
- Tiered Garden to Rear
- Character Features Throughout

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SWB108818 - 0002

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